

October 27, 2008

MUNI # 48046
JULIE PETERSON, CL/TR
TOWN OF STERLING
13308 BUCKLUND RD
GRANTSBURG WI 54840-7726

Dear Municipal Official:

We have reviewed your amended ordinance for the municipal adoption of the Uniform Dwelling Code (UDC) and found it acceptable.

However, there is a chance that section 1.6 of your amended ordinance defining an unattached garage as one that is 10 feet or more away from an existing dwelling could be in conflict with the UDC. Just as an FYI, here is the language that will be used to define "attached" when the next UDC update becomes effective on 4/1/2009:

Comm 20.07 (5m) "Attached", defining the relationship between another building and a dwelling, means at least one of the following conditions is present:

(a) There is a continuous, weatherproof roof between the two structures.

Note: The sides are not required to be enclosed with walls.

(b) There is a continuous, structural floor system between the two structures.

(c) There is a continuous foundation system between the two structures.

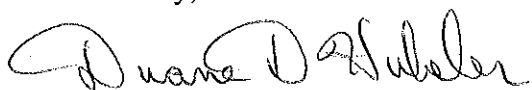
The conflict could appear where someone could build a 12-foot breezeway between a (previously) unattached garage and a dwelling and now have a conflict between the UDC and your ordinance. If this were to occur, the UDC would govern.

It is our understanding that you will continue enforcement using Atlas Inspections as your certified inspector. We recommend that you provide a copy of your amended ordinance and this letter to your authorized inspector.

By copy of this letter, we are also informing your county so that they may forward this information to their land use, zoning and sanitary permit staff, who may refer potential UDC building permit applicants to the proper party.

Feel free to contact me if you have any questions.

Sincerely,



cc:

CATHERINE ALBRECHT
POLK COUNTY
100 POLK COUNTY PLAZA, #110
BALSAM LAKE WI 54810-9082

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